

**AGENDA FOR THE  
OBION MUNICIPAL PLANNING COMMISSION MEETING  
MONDAY, APRIL 1, 2024  
2:00 PM  
OBION TOWN HALL**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**
  - A. Discussion on proposed Zoning Ordinance
  - B. Discussion on proposed Zoning Map
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

## **MEMORANDUM**

**TO:** Obion Municipal Planning Commission  
**FROM:** Donny Bunton, Community Planner, NWTDD  
**DATE:** March 26, 2024  
**SUBJECT:** STAFF REPORT ON AGENDA ITEMS

- I. DETERMINATION OF A QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**

- A. Discussion on proposed revised Zoning Ordinance**

The staff planner will present a few changes made to the proposed Zoning Ordinance during the last Planning Commission meeting. These changes include:

- Revised the “Adult Business” buffer (in the M-W district provisions) from 750 feet to 900 feet.
- Verified that the adult business buffer (of 900 feet) was adequate in limiting the number of adult businesses which could potentially locate in the town. This included measuring the proposed distance from the Troy Road Church of Christ. Upon making such measurement, it appears that the proposed 900’ buffer would limit potential adult businesses to only locating on the eastern edge of the adjacent existing M-W district.
- Revised the wording pertaining to penalties for zoning violations (page 62) to state that such violations shall be “fined no more than fifty dollars (\$50.00) for each offense.”

- A. Discussion on proposed Zoning Map**

The staff planner will present a few changes made to the proposed Zoning Map during the last Planning Commission meeting. These changes include:

- Changed the zoning designation of the block of property owned by Obion Grain Company (at the southeast intersection of East Main Street & 6<sup>th</sup> Street) from R-1 (Low Density Residential) to M-W (Manufacturing-Warehouse).
- Changed the zoning designation of the Dollar General property on Palestine Avenue from R-1 to B-2 (General Business).
- Changed the zoning designation of the Co-op and Little General properties on Palestine Avenue from R-1 to B-2.

- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**